

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Municipal Administration and Urban Development Department –  
Venkatapuram Gram Panchayat, Eluru Mandal, West Godavari District –  
Change of land use from Industrial use to Residential use to an extent of  
Ac.5.10 cents in R.S.No.148 of Venkatapuram Gram Panchayat, Eluru  
Mandal – Draft Variation Issued – Confirmed – Orders – Issued  
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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.MS.No. 185**

**Dated:06.09.2014.**

**Read the following:-**

1. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No.8902/2013/R, Dated:12.09.2013.
2. Government Memo No.20664/H1/2013-1, MA&UD Department, Dated:04.10.2013.
3. From the Commissioner of Industries, Hyderabad, Lr.No.29/1/2013/ 19685, Dated:20.12.2013.
4. Government Memo No.20664/H1/2013-2, MA&UD(H1) Department, Dated:05.02.2014.
5. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.8902/2013/R, Dated:11.3.2014.
6. Government Memo.No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
7. From the Commissioner of Industries, Hyderabad, Lr.No.29/1/2013/19685, Dated:20.12.2013.
8. Government Memo.No.20664/H1/2013-3, MA&UD (H1) Department, Dated:30.05.2014.
9. From the Commissioner of Printing, Andhra Pradesh Extraordinary Gazette No.273, Part-I, Dated:05.06.2014.
- 10 From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No.44/2014/R2, Dated:11.08.2014.

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**ORDER:-**

The draft variation to the land use envisaged in the Master Plan for General Town Planning Scheme to Eluru issued in the reference 8<sup>th</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.273, Part-I, Dated:05.06.2014. The Director of Town & Country Planning, Hyderabad in the reference 5<sup>th</sup> read above has informed that the applicant has paid an amount of Rs.61,920/- (Rupees Sixty One Thousand Nine Hundred and Twenty only) towards land conversion from Industrial use to Residential use. Further in the reference 10<sup>th</sup> read above, the Director of Town & Country Planning, Andhra Pradesh, Hyderabad has informed that the draft variation notification has been published in both English and Telugu daily news papers and upon publication of notification, no suggestions/objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. D. SAMBASIVA RAO**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**To**

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.  
The Panchayat Secretary,  
Vekatapuram Gram Panchayat, Eluru Mandal, West Godavari District.

(P.T.O.)

**Copy to:**

The Individual through the Panchayat Secretary, Vekatapuram  
Gram Panchayat, Eluru Mandal, West Godavari District.  
The Collector & District Magistrate, West Godavari District.

**// FORWARDED :: BY :: ORDER //**

**SECTION OFFICER**

**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.273, Part-I, dated:05.06.2014 as required by clause (b) of the said section.

**VARIATION**

The site in R.Sy.No.148 to an extent of Ac.5.10 cents of Venkatapuram Gram Panchayat, Eluru Mandal, West Godavari District. The boundaries of which shown in the schedule hereunder and which is earmarked for Industrial use in the GTP Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312 MA., Dated:25.07.1975 is now designated for Residential use by variation of change of land use as the northern side of the proposed site has already been approved for converting to Residential use and developed with residential layout subject to providing 9.0 m buffer towards the industrial land use as per Master Plan and vacant on ground and also based on the Gram Panchayat Resolution No.48A, Dt.10.06.2013 as marked "ABCDEF" in the revised part proposed land use map General Town Planning No.5/2014/R available in the Gram Panchayat office, Venkatapuram Gram Panchayat subject to the following conditions that;

1. The applicants shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. The applicant shall provide 9.00 m buffer toward western side i.e., the Industrial land use as shown in the site plan.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North	:	Approved L.P.No.26/2009/R.
East	:	Agricultural wet lands in R.S.No.131.
South	:	Agricultural wet lands in R.S.No.154 and south west corner abutting to the proposed 60'-0" wide M.P road.
West	:	Agricultural wet lands in R.S.No.147.

**Dr. D. SAMBASIVA RAO**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**